



56 Acres m/l, Linn County, IA Robertson Farm

85.7 CSR2—Located northeast of Central City

Property Information

Location

From Central City: North on Hwy 13 for 2¼ miles, 1½ miles east on Heathons Valley Rd., ½ mile south on Jordans Grove Rd. and ½ mile east on Edgerly Rd. Farm is located on the south side of the road.

Legal Description

That part of the E¾ of the E½ of the NW¼ and the N½ of the NW¼ of the SE¼; all located in Section 25, Township 86 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Price & Terms

- \$518,000
- \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,088.00
Net Taxable Acres: 56.58
Tax per Net Taxable Acre: \$36.90

FSA Data - Estimated

Part of Farm Number 938, Tract 825
Crop Acres: 55
Corn Base: 34
Corn PLC Yield: 126 Bu.
Bean Base: 20
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Primary soils are Ostrander, Kenyon and Clyde-Floyd. See soil map for detail.
• **CSR2:** 85.7 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Easement

The Seller's geothermal system loops extend onto this farm. They are located approximately 10 to 15 feet underground. An Easement Agreement will be in place for any future maintenance of this geothermal system.

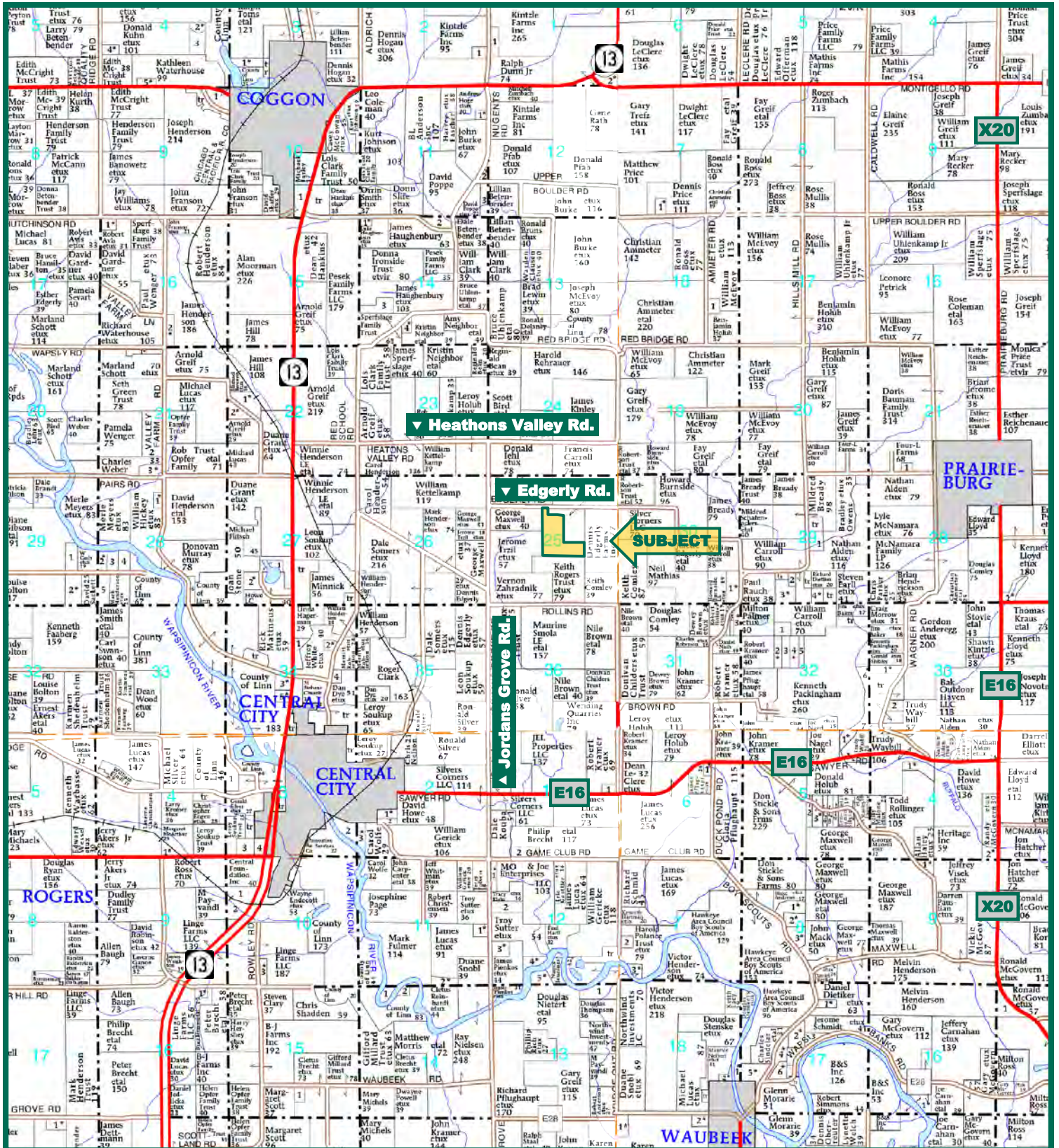
Survey

Sellers will survey the easterly and northerly boundaries prior to closing.

Comments

This is a high quality Linn County farm located northeast of Central City with a high CSR2.

Plat Map



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Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

Aerial Photo

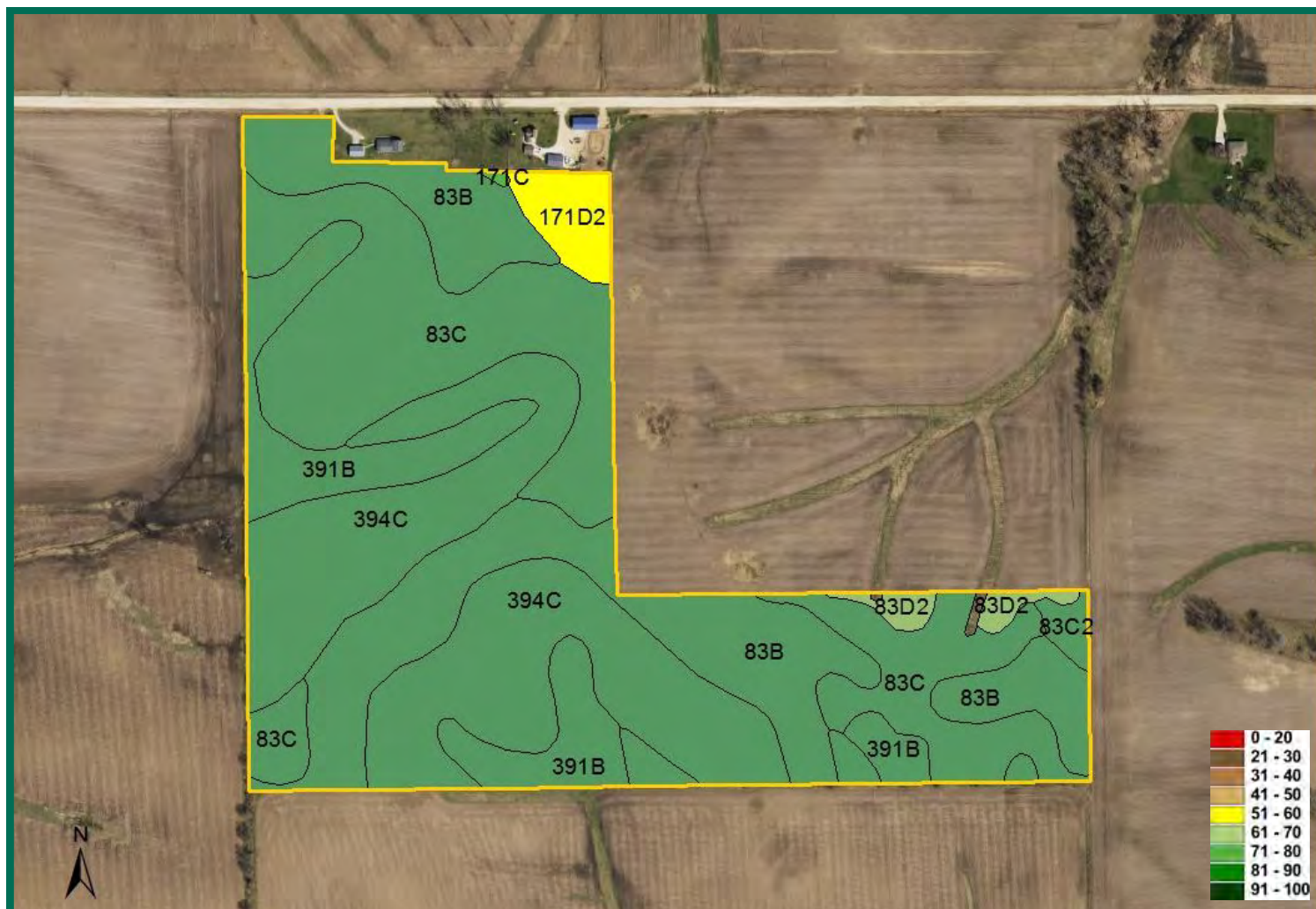


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Measured Tillable Acres		55.0	Avg. CSR	74.7	Avg. CSR2	85.7	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
394C	Ostrander loam, 5 to 9 percent	0	86	29.4%	IIIe	16.84	
83C	Kenyon loam, 5 to 9 percent slopes	72	85	28.5%	IIIe	16.30	
83B	Kenyon loam, 2 to 5 percent slopes	87	90	25.4%	Ile	14.55	
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	11.9%	IIw	6.83	
171D2	Bassett loam, 9 to 14 percent	54	54	2.5%	IIIe	1.43	
83D2	Kenyon loam, 9 to 14 percent	59	61	1.3%	IIIe	0.76	
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	0.8%	IIIe	0.47	
171C	Bassett loam, 5 to 9 percent slopes	67	80	0.1%	IIIe	0.1	

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Auditor's Aerial



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Photos: 56 Acres m/l, Linn County, IA



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